

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS

NOTICE OF REGULAR MEETING

Date: **Thursday, January 26, 2023**
Time: **6:30 P.M.**
Place: **Shields-Carter Meeting Room**
Brookens Administrative Center
1776 East Washington Street
Urbana, IL 61802

This meeting will be held in person and there will be no virtual meeting. If you would like to submit comments or questions before the meeting, please call the P&Z Department at 217-384-3708 or email zoningdept@co.champaign.il.us no later than 4:30 pm the day of the meeting.

If you require special accommodations, please notify the Department of Planning & Zoning at (217) 384-3708.

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Approval of Minutes – *December 1, 2022, December 29, 2022*
4. Correspondence
5. Audience Participation with respect to matters other than cases pending before the Board**
6. Continued Public Hearings - *None*
7. New Public Hearings

Note: The full ZBA packet is available online at: www.co.champaign.il.us.

- *Case 079-S-22** Petitioner: **Anthony Donato, d.b.a. IAG Investments LLC**
Request: **Authorize a data center as a Special Use Permit in the AG-2 Agriculture Zoning District.**
Location: **A 21-acre tract in the North Half of the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township that is located west of the veterinary clinic with an address of 3003 East Windsor Road, Urbana.**
- *Case 080-S-22** Petitioner: **Anthony Donato, d.b.a. IAG Investments LLC**
Request: **Authorize a photovoltaic solar array with a total nameplate capacity of 6 megawatts (MW), including access roads and wiring, as a second principal use as a County Board Special Use Permit and including the following waivers of standard conditions (other waivers may be necessary):**

Part A: A waiver from providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

Part B: A waiver from locating the PV Solar Array less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.

Part C: A waiver for locating 32 feet from a non-participating existing dwelling on a lot that is 10 acres or less in area in lieu of the minimum required separation of 240 feet between the solar farm fencing and the property line, per Section 6.1.5 D.(3)a.

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Case 080-S-22 continued

Part D: A waiver from submitting a Roadway Upgrade and Maintenance Agreement prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G.(1).

Part E: A waiver from providing a Noise Analysis prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 I.(3).

Location: A 21-acre tract in the North Half of the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township that is located west of the veterinary clinic with an address of 3003 East Windsor Road, Urbana.

***Case 081-V-22** Petitioner: **Anthony Donato, d.b.a. IAG Investments LLC**

Request: **Authorize the following variance for the data center proposed as a Special Use Permit in related case 079-S-22:**

Part A: Authorize a variance for 2 parking spaces in lieu of the minimum required 10 parking spaces, per Section 7.4.1 C.3. of the Zoning Ordinance.

Part B: Authorize a variance for no loading berth in lieu of the minimum required 1 loading berth, per Section 7.4.1 C.5. of the Zoning Ordinance.

Location: A 21-acre tract in the North Half of the Northeast Quarter of Section 27, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township that is located west of the veterinary clinic with an address of 3003 East Windsor Road, Urbana.

***Case 082-S-22** Petitioner: **Anthony Donato, d.b.a. IAG Investments LLC**

Request: **Authorize a data center as a Special Use Permit in the AG-2 Agriculture Zoning District.**

Location: A 21-acre tract in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 24, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township that is located west of the Road Ranger facility with an address of 4910 N Market St, Champaign.

***Case 083-S-22** Petitioner: **Anthony Donato, d.b.a. IAG Investments LLC**

Request: **Authorize a photovoltaic solar array with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, as a second principal use as a County Board Special Use Permit and including the following waivers of standard conditions (other waivers may be necessary) in the AG-2 Agriculture and B-3 Highway Business Zoning Districts:**

Part A: A waiver from providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

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Case 083-S-22 continued

Part B: A waiver from locating the PV Solar Array less than one and one-half miles from an incorporated municipality with a zoning ordinance per Section 6.1.5 B.(2)a.

Part C: A waiver from submitting a Roadway Upgrade and Maintenance Agreement prior to consideration of the Special Use Permit by the Board, per Section 6.1.5 G.(1).

Location: **A 21-acre tract in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 24, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township that is located west of the Road Ranger facility with an address of 4910 N Market St, Champaign.**

***Case 084-V-22** Petitioner: **Anthony Donato, d.b.a. IAG Investments LLC**

Request: **Authorize the following variance for the data center proposed as a Special Use Permit in related case 082-S-22:**

Part A: Authorize a variance for 2 parking spaces in lieu of the minimum required 7 parking spaces, per Section 7.4.1 C.3. of the Zoning Ordinance.

Part B: Authorize a variance for no loading berth in lieu of the minimum required 1 loading berth, per Section 7.4.1 C.5. of the Zoning Ordinance.

Location: **A 21-acre tract in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 24, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township that is located west of the Road Ranger facility with an address of 4910 N Market St, Champaign.**

8. Staff Report

9. Other Business
A. Review of Docket

10. Adjournment

* Administrative Hearing. Cross Examination allowed.

** Audience participation with respect to matters other than cases pending before the Board shall be limited to 5 minutes per person totaling no more than one hour.